

Article 6. Fire Protection Standards for Parks

§ 2300. Application and Scope.

(a) For parks with a permit to construct dated on or after July 7, 2004, fire protection equipment meeting the requirements of the National Fire Protection Association (N.F.P.A.) Standard No. 24, 1995 Edition, which is hereby incorporated by reference, shall be installed and maintained in every park consisting of fifteen (15) or more lots, or parks enlarged to consist of fifteen (15) or more lots. Installation of fire protection equipment is required only for the new lots added.

(b) For parks with a permit to construct dated between September 1, 1968, and July 7, 2004, Fire protection equipment meeting the requirements of the National Fire Protection Association (N.F.P.A.) Standard No. 24, 1977 Edition, which is hereby incorporated by reference, shall be maintained in every park consisting of 15 or more lots.

(c) Testing of Private Fire Hydrants. Park owners and operators shall be responsible for the operation and water flow requirements of all private fire hydrants installed in any park, regardless of its age or number of lots in the park, and responsible for compliance with other applicable provisions of this article.

(d) Reciprocity of Enforcement Agencies. The provisions of section 2302 and sections 2316 through 2318, of this article, do not create any obligation for the enforcement agency to report violations to a fire agency, or for the fire agency to report violations to the enforcement agency. However, this subsection does not preclude either enforcement agencies or fire agencies from sharing information related to fire prevention or suppression in parks.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2302. Local Fire Prevention Code Enforcement.

(a) When the department is the enforcement agency, a fire agency, as defined in this chapter, may elect to assume responsibility to enforce its fire prevention code in parks, within its jurisdictional boundaries, by providing the department with a written thirty (30) day notice pursuant to Health and Safety Code section 18873.5 (d).

(b) The written notice assuming enforcement responsibilities for fire prevention shall clearly identify the geographical boundaries of the jurisdiction of the fire agency and include the name and address of each park located within these geographical boundaries.

(c) The fire agency that has assumed responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries pursuant to this article, shall do all of the following:

(1) Enforce its fire prevention code as it applies to each of the following areas: fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking, lot identification, weed abatement, debris abatement, combustible storage abatement and burglar bars.

(2) Apply its fire prevention code provisions only to conditions:

(A) that arise after the adoption of its fire prevention code;

(B) not legally in existence at the adoption of its fire prevention code; or

(C) that, in the opinion of the fire chief, constitute a distinct hazard to life or property.

(3) Upon assuming responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries, the fire agency shall notify all park operators within thirty (30) days of the assumption of enforcement responsibility.

(A) This notification shall include identification of the specific applicable codes that will be enforced, where copies of the identified codes may be obtained, and the scope and proposed time frame of any established or proposed inspection program.

(B) The park operator shall post a copy of the notification in the park as near as possible to the location where the annual permit to operate is posted in order to advise the occupants of the park of the change in enforcement jurisdiction.

(d) A fire agency that has assumed responsibility for enforcement of its fire prevention code, pursuant to this article and Section 18873.5 of the Health and Safety Code, shall also be deemed to have assumed fire prevention

enforcement responsibility, within its jurisdictional boundaries, for all mobilehome parks, as set forth in Title 25, California Code of Regulations, commencing with Section 1300 and Section 18691 of the Health and Safety Code,

(e) If a fire agency, that has assumed responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries, decides to cancel its responsibility, it shall provide the following:

(1) A written notice to the department not less than thirty (30) days prior to the proposed cancellation date.

(2) A written cancellation notice clearly identifying the geographical boundaries of the jurisdiction, for which the fire agency is returning enforcement, and includes the name and address of each park located within these geographical boundaries.

(3) A written notification to all park operators within its jurisdictional boundaries of the cancellation of enforcement responsibility prior to the date of cancellation of enforcement responsibility. The notice shall contain the date of transfer for enforcement responsibility and a statement to the park operator to post the notice.

(A) The park operator shall post a copy of the notification in the park as near as possible to the location where the annual permit to operate is posted in order to advise the occupants of the park of the change in enforcement jurisdiction.

(4) Transfer all park records to the department on or before the effective date of the transfer of enforcement responsibility.

(f) A fire agency canceling its responsibility for enforcement of its fire prevention code, according to this article and Section 18873.5 of the Health and Safety Code, shall also be deemed to have canceled its fire prevention enforcement responsibility, within its jurisdictional boundaries, for all mobilehome parks, as set forth in Title 25, California Code of Regulations, commencing with Section 1300 and Section 18691 of the Health and Safety Code.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18865 and 18873.5, Health and Safety Code.

§ 2304. Local Regulations.

(a) The provisions of this article are not applicable in parks located within a city, county, or city and county that is the enforcement agency and has adopted and is enforcing a fire prevention code imposing restrictions equal to or greater than the restrictions imposed by this article.

(b) Any reporting requirements imposed by the local agency fire prevention code shall be in addition to, and shall not replace, the reporting requirements of this article.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18865 and 18873.5, Health and Safety Code.

§ 2305. Fire Fighting Instructions.

In areas where fire department services are not available the park operator shall be responsible for the instruction of park staff in the use of private park fire protection equipment and their specific duties in the event of fire.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2306. Permits Required.

No person shall construct, reconstruct, modify, or alter any installations relating to fire protection equipment within a park unless a written permit has been obtained from the enforcement agency with written evidence of approval from the fire agency responsible for fire suppression in the park.

Note: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18870, Health and Safety Code.

§ 2308. Lot Installations.

When water service is provided to a lot, each lot constructed shall have installed an accessible three-fourths (3/4) inch valved water outlet with an approved vacuum breaker installed designed for connecting a three-fourths (3/4) inch female swivel hose connection for fire suppression use in addition to the water connection to the unit.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2310. Alternate Systems.

Where the required water supply is inadequate to comply with the provisions of this article and either outside protection, or local conditions justify reducing this requirement, other hydrant systems may be installed provided the alternate system is approved by the fire agency responsible for fire suppression in the park and by the enforcement agency.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2312. Private Systems.

(a) In areas where fire department services are not available, as determined by the enforcement agency, a private fire protection system shall be installed and maintained consisting of hydrant or wet standpipe risers connected to the park water main or a separate system capable of delivering seventy-five (75) gallons per minute at thirty (30) psi) with at least two lines open, in addition to the normal requirements of the park, and with the hydrants or wet standpipes located within seventy-five (75) feet of each lot. Each hydrant or wet standpipe shall be provided with an approved one-and-one-half (1 ½) inch hose valve and connection with one, one and one-half (1 ½) inch national standard male outlet and shall have connected thereto a minimum of seventy-five (75) feet of one and one-half (1 ½) inch cotton or Dacron jacketed rubber lined fire hose with an approved cone type nozzle with a minimum one-half (½) inch orifice. The fire hose shall be mounted on an approved hose rack or reel enclosed in a weather resistant cabinet which shall be painted red and marked "FIRE HOSE" in four (4) inch letters of contrasting color.

(b) In parks constructed prior to September 1, 1968 that have hydrants installed, the hydrants shall be provided with not less than thirty-five (35) pounds water pressure. These hydrants must meet the hose requirements contained in subsection (a) of this section, but are not required to meet the water flow requirements contained in subsection 2316(c) of this Article. In the event this water pressure is not available, seventy-five (75) feet of three-quarter (¾) inch hose with attached cast brass adjustable spray stream, shut-off nozzle, in a weather-protected cabinet which must deliver four and one-half (4.5) gallons of water per minute at any given point within the mobilehome park, may be substituted for one and one-half (1½) inch diameter hose as specified herein.

NOTE: Authority cited: Sections 18865, 18872, and 18873.5, Health and Safety Code. Reference: Sections 18872 and 18873.5, Health and Safety Code.

§ 2314. Care of Equipment.

All fire protection and suppression equipment shall be protected against freezing in any areas subject to freezing.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2316. Private Fire Hydrant Operation and Water Flow Requirements.

(a) Private fire hydrants, as defined in this article, shall meet the operational requirements as prescribed in subsection (b) of this section, and meet the water flow standards prescribed by subsection(c) of this section.

(b) Operation. Private fire hydrants shall have at least the following characteristics in order to be considered operational for the purposes of this article:

- (1) valves that operate freely and are properly lubricated,
- (2) threads and caps that are undamaged,

- (3) reasonable protection from vehicular damage,
- (4) outlets on hydrants are fourteen (14) inches to twenty-four (24) inches above grade. Standpipes outlets need not be a specific height, but must be readily accessible.
- (5) Thirty-six (36) inches of unobstructed access around the hydrants, and
- (6) locators or markings to clearly identify their location.
- (7) Each one and one-half (1½) inch hydrant meets the requirements for hoses, locations, storage and storage cabinet marking as defined in section 2312 of this article.

(c) Water Flow. Private fire hydrants, as defined in this article, shall have water flow not less than any one of the following:

- (1) Five hundred (500) gallons per minute with a minimum residual pressure of twenty (20) psi for a fire hydrant with a four (4)-inch or larger barrel or riser, or
- (2) Two hundred-fifty (250) gallons per minute with a minimum residual pressure of twenty (20) psi for a fire hydrant with a two and one-half (2½) inch barrel or riser, or
- (3) Seventy-five (75) gallons per minute with a minimum residual pressure of thirty (30) psi for a fire hydrant with a one and one-half (1½) inch outlet with an approved one and one half (1½) inch hose as required in section 2312.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2317. Private Fire Hydrant Test and Certification.

(a) Verification of Private Fire Hydrant Test and Certification. The Private Fire Hydrant Test and Certification Report, a form defined in section 2002 of this chapter, shall be used to verify that private fire hydrants have been tested and certified for operation and water flow. All park operators shall submit the form, including parks that qualify for testing exceptions, to the enforcement agency for the park.

(b) Annual Test and Certification of Operation. Private fire hydrants shall be tested annually in order to determine that they are operational as specified in subsection 2316(b) of this article. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in section 2319 of this article. The annual hydrant operational test may be performed and verified by a park operator for the years between the five-year water flow tests. However, the five-year test and certification of water flow and the operational test performed at that time shall not be certified by the park operator. The five-year test and certification of water flow and the operational test shall only be certified by one of the entities listed in subsection (c) of this section.

(c) Five-Year Test and Certification of Water Flow and Operational Test.

(1) Private fire hydrants shall be tested and certified at least once every five (5) years for minimum water flow as prescribed in section 2316 of this article, as well as for operation as specified in subsection 1316(b) of this article. Certification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in section 2319 of this article.

(2) Parks existing prior to December 31, 2002, shall submit verification of their five-year test and certification for minimum water flow, beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.

(3) The five-year test and certification of the required water flow and the operational test shall be conducted during the 12 months prior to the renewal of each fifth year park permit to operate. The previous five-year renewal for the prior permit to operate must have complied with the required water flow standards set forth in section 2316 of this article.

(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.

(5) The test results reported on the designated form shall only be certified by one of the following:

- (A) the fire agency responsible for fire suppression in the park,

- (B) a local water supplier,
- (C) a licensed C-16 Fire Protection Contractor, or
- (D) a licensed Fire Protection Engineer.

(6) In order to certify the test results reported on the form, the fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer shall witness the test. The fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer, may also perform the test.

NOTE: Authority cited: Sections 18865, 18865.05, 18872, and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2318. Private Fire Hydrants With Violations.

(a) Correction of Violation. If, at any time, a test undertaken pursuant to this article, or any other test or event, indicates that a private fire hydrant is in violation of any provision of section 2316, within sixty (60) days of the date of the event or the test of the private fire hydrant, the park operator shall obtain a permit to construct from the park enforcement agency, and shall promptly begin and maintain activity to ensure the private fire hydrant meets the minimum requirements of this article. This timeframe may be extended for extenuating circumstances subject to approval by the enforcement agency.

(b) Approval to Use Existing Private Fire Hydrant. Where the water flow test of a private fire hydrant reveals a water flow less than that specified in subsection 2316(c) of this article, and it is determined that the private fire hydrant cannot be repaired to meet the water flow requirement, the park operator may request approval from the fire agency responsible for fire suppression in that park to continue using the existing private fire hydrant. Approval to use the existing private fire hydrant may be granted by an authorized agent for the fire agency responsible for fire suppression in the park, by signing Part VI on the form prescribed in subsection 2317(a).

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2319. Private Fire Hydrant Compliance For Park Operation.

(a) Permits to operate shall not be issued for parks with private fire hydrants that do not meet the requirements of this article.

(b) When applying for or renewing a permit to operate, the park operator shall submit the original form prescribed in subsection 2317(a) to the enforcement agency, as defined in this article, and a copy forwarded to the fire agency responsible for fire suppression in the park.

(c) Provided a park meets all other requirements for obtaining or renewing a permit to operate, a permit to operate may be issued to a park where the form prescribed in subsection 2317(a), has been submitted to the enforcement agency and one of the following options exists:

- (1) the form shows no violations;
- (2) the water flow test reveals a water flow less than that specified in subsection 2316(c) of this article, and the park operator has obtained an approval for the continued use of the existing private fire hydrant from the fire agency responsible for fire suppression in that park, pursuant to subsection 2318(b);
- (3) a construction permit has been obtained and activity maintained to ensure the private fire hydrant meets the minimum requirements of this article;
- (4) all violations of subsection 2316 are corrected, and a revised or final form as prescribed in section 2317(a), verifying the correction, has been submitted to the enforcement agency; or
- (5) the system meets or exceeds the requirements approved at the time of construction.

(d) Refusal to issue a permit to operate pursuant to this subsection shall not preclude a park enforcement agency from pursuing other enforcement remedies as provided by law, or the fire agency from pursuing enforcement remedies provided by applicable laws or ordinances.

(e) The enforcement agency shall maintain, for a minimum of six (6) years, all copies of the form prescribed in subsection 2317(a), which shall be available for review by the department.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.